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Sussex County

Planning & Zoning Commission

Revised AGENDA

April 14, 2016

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – March 24, 2016

Old Business

CZ 1759 Osprey Point D, LLC

Application of Osprey Point D, LLC to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Density Residential District – Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 126.8795 acres, more or less, land lying west of Old Landing Road (Road 274) 1.2 mile south of Warrington Road (Road 275) (911 Address: 20836 Old Landing Road, Rehoboth Beach, DE) (Tax Map I.D. # 3-34-18.00-83.00).

Announcement of any written public comments.

C/Z #1796 Lockwood Design and Construction Inc.

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a MR (Medium Density Residential District) for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County containing 35.45 acres, more or less. The property is located on the northeast side of Warrington Rd. (Rd. 275), 0.25 mile southeast of John J. Williams Hwy. (Rt. 24). (911 Address: None Available) Tax Map I.D. 334-12.00-127.02, 127.04, 127.05

C/U #2046 Lockwood Design and Construction Inc.

An Ordinance to grant a Conditional Use of land in a MR (Medium Density Residential District) for multi-family dwelling structures located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 35.45 acres, more or less. The property is located on the northeast side of Warrington Rd. (Rd. 275) 0.25 mile southeast of John J. Williams Hwy. (Rt. 24). (911 Address: None Available). Tax Map I.D. 334-12.00-127.02, 127.04, 127.05



Public Hearings

2016-1 The Estates at Middle Creek Subdivision – BDRP, LLC

This is a major subdivision plan to subdivide 146.96 acres +/- into 314 single family lots with private roads and open space. The property is located on the north side of Angola Rd. approximately 2,210 ft. east of John J. Williams Hwy. (Rt. 24) The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 234-11.00-51.00, 54.00, 54.01, 54.02, 54.03 and 234-12.00-14.00

2016-3 Black Creek Cove Subdivision Expanded – Stockley Materials, LLC

This is a major subdivision plan to subdivide 9.96 acres +/- into 8 single family lots with private roads and open space. The subdivision will be part of the Black Creek subdivision and will have access off of Green Fern Dr. The property is located on the southeast side of Peterkins Rd. approximately 1,671 ft. northeast of Zoar Rd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 133-3.00-6.02

Waiver request for elimination of Landscape Buffer

2016-4 Lewes Crossing Subdivision Phase 8 – BDRP, LLC

This is a major subdivision plan to subdivide 19.52 acres +/- into 42 single family lots with private roads and open space. The subdivision will be part of Lewes Crossing and will have access off of Frances Ann St. The property is located on the south side of Beaver Dam Rd. approximately 1,436 ft. west of Salt Marsh Blvd. The property is zoned AR-1 (Agricultural Residential District). Tax Map I.D. 334-5.00-222.01

Other Business

Tall Grass Estates 2015-2

Final Subdivision Plan

Coastal Club Land Bay 4

Final Site Plan

Forest Landing – Phase 4

Final Site Plan

Somerset Green (formerly Lewes Townhouses)

Revised Preliminary Site Plan

Tabernacle of Praise

Preliminary Site Plan

Sports at the Beach

Revised Preliminary Site Plan

Lands of Baldt on Blueberry Ln.

Minor subdivision with 50 ft. easement

Lands of Swartzentruber on Beach Hwy.

Minor subdivision off easement

Habitat for Humanity on Horsey Church Rd.

Minor subdivision with 50 ft. easement

Canal Point

Interpretation of Condition of Approval

Additional Business

Election of a Vice Chairman

Planning and Zoning Commission meetings can be monitored on the internet at

www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 5, 2016, at 3:49 pm., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: April 6, 2016 (to add Other Business item – Somerset Green)

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